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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2012-0003.0A

**P.C. DATE:** February 14, 2012

**SUBDIVISION NAME:** Springdale at 51<sup>st</sup> Street

**AREA:** 1.491

**LOT(S):** 1

**OWNER/APPLICANT:** (Benjamin Rosas)

**AGENT:** Genesis 1 Engineering Co.  
(George Gonzalez)

**ADDRESS OF SUBDIVISION:** 4500 E. 51<sup>st</sup> Street

**GRIDS:** MM24

**COUNTY:** Travis

**WATERSHED:** Fort Branch

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Pecan Springs-Springdale

**PROPOSED LAND USE:** RET

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Springdale at 51<sup>st</sup> Street. The proposed plat is composed of 1 lots on 1.491 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

